

Exhibit 4

Judgment of Dismissal

1 ROBERT J. GANDY (State Bar No. 225405)
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15 Attorneys for Defendants
16 GMAC MORTGAGE, LLC; EXECUTIVE TRUSTEE SERVICES, LLC dba
17 ETS SERVICES, LLC; MORTGAGE ELECTRONIC REGISTRATION
18 SYSTEMS, INC.; HSBC BANK USA, NATIONAL ASSOCIATION; and
19 DEUTSCHE BANK AG (erroneously sued as "Deutsch Bank AG")

20 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

21 **COUNTY OF LOS ANGELES — NORTH CENTRAL DISTRICT (BURBANK)**

22 JACQUELINE O. WIELAND, as Trustee of
23 THE MARSHELL O. CULTON REVOCABLE
24 LIVING TRUST DATED APRIL 28, 2005, and
as Successor In Interest of Marshell O. Culton,

25 Plaintiff,

26 vs.

27 GMAC MORTGAGE, LLC, a California limited
liability company;
28 EXECUTIVE TRUSTEE SERVICES, LLC dba
ETS SERVICES LLC, a Delaware limited
liability corporation;
MORTAGEIT, INC., a New York corporation;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., a Delaware corporation;
HSBC BANK USA, NATIONAL
ASSOCIATION, A National corporation;
DEUTSCH BANK AG, a German corporation;
and DOES 3 through 50, inclusive,

29 Defendants.

30 Case No. GC048550
31 The Hon. Donna Fields Goldstein
32 Dept. NCBB

33 **NOTICE OF ENTRY OF JUDGMENT
34 OF DISMISSAL WITH PREJUDICE
35 FOR DEFENDANTS MORTGAGE
36 ELECTRONIC REGISTRATION
37 SYSTEMS, INC., HSBC BANK USA
38 NATIONAL ASSOCIATION; AND
39 DEUTSCHE BANK AG**

40 TAC Filed: December 3, 2012
41 SAC Filed: July 5, 2012
42 FAC Filed: March 7, 2012
43 Complaint Filed: December 7, 2011

1 **TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:**

2 **PLEASE TAKE NOTICE** on February 13, 2013 at 8:30 a.m., in Department NCB "B" of
3 the above-entitled Court, the Honorable Donna Fields Goldstein presiding, the Court sustained,
4 without leave to amend as to all causes of action, the demurrer of defendants Mortgage Electronic
5 Registration Systems, Inc.; HSBC Bank USA, National Association; and Deutsche Bank AG to
6 plaintiff's third amended complaint.

7 On March 7, 2013 the Court executed and entered a Judgment of Dismissal with Prejudice
8 in favor of Defendant Mortgage Electronic Registration Systems, Inc.; HSBC Bank USA, National
9 Association; and Deutsche Bank AG and against Plaintiff Jacqueline O. Wieland, as Trustee of
10 The Marshell O. Culton Revocable Living Trust Dated April 28, 2005, and as Successor In
11 Interest of Marshell O. Culton.

12 A true and correct copy of the Judgment of Dismissal with Prejudice is attached hereto as
13 Exhibit A.

14

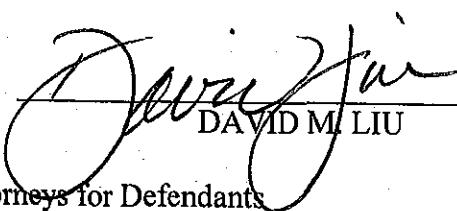
15 DATED: March 11, 2013

SEVERSON & WERSON
A Professional Corporation

16

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By:


DAVID M. LIU

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19

Attorneys for Defendants

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GMAC MORTGAGE, LLC; EXECUTIVE TRUSTEE
SERVICES, LLC dba ETS SERVICES, LLC;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.; HSBC BANK USA, NATIONAL
ASSOCIATION; and DEUTSCHE BANK AG
(erroneously sued as "Deutsch Bank AG")

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EXHIBIT "A"

ORIGINAL FILED

MAR 07 2013

LOS ANGELES
SUPERIOR COURT

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES — NORTH CENTRAL DISTRICT, BURBANK

JACQUELINE O. WIELAND, as Trustee of
THE MARSHELL O. CULTON REVOCABLE
LIVING TRUST DATED APRIL 28, 2005,

Case No. GC048550
The Hon. Donna Fields Goldstein
Dept. NCCB

Plaintiff.

vs.

GMAC MORTGAGE, LLC, a California limited liability company; EXECUTIVE TRUSTEE SERVICES, LLC dba ETS SERVICES LLC, a Delaware limited liability corporation; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation; and DOES 1 through 50, inclusive,

Defendants.

**[PROPOSED] JUDGMENT OF
DISMISSAL WITH PREJUDICE FOR
DEFENDANTS MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., HSBC BANK USA
NATIONAL ASSOCIATION; AND
DEUTSCHE BANK AG**

TAC Filed: December 3, 2012
SAC Filed: July 5, 2012
FAC Filed: March 7, 2012
Complaint Filed: December 7, 2011

1 **[PROPOSED] JUDGMENT**

2 On February 13, 2013 at 8:30 a.m., in Department NCB "B" of the above-entitled Court,
3 the Honorable Donna Fields Goldstein presiding, the Court sustained, without leave to amend as
4 to all causes of action, the demurrer of defendants Mortgage Electronic Registration Systems, Inc.;
5 HSBC Bank USA, National Association; and Deutsche Bank AG (collectively "Defendants") to
6 plaintiff's third amended complaint.

7 THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that judgment in the
8 above-captioned matter is entered in favor of Defendants and against plaintiff. This action is
9 dismissed with prejudice as to Defendants and they may recover their costs against plaintiff.

10
11 IT IS SO ORDERED.

12 MAR 07 2013

13 DATED: February 07, 2013

14 By:

Donna Fields Goldstein
15
16 **DONNA FIELDS GOLDSTEIN**

17 The Honorable Donna Fields Goldstein
18 Judge, Los Angeles County Superior Court

19 Respectfully submitted by,

20 ROBERT J. GANDY (State Bar No. 225405)
DAVID M. LIU (State Bar No. 216311)
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28 Attorneys for Defendants
GMAC MORTGAGE, LLC; EXECUTIVE TRUSTEE SERVICES, LLC dba ETS SERVICES,
LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; HSBC BANK USA,
NATIONAL ASSOCIATION; and DEUTSCHE BANK AG (erroneously sued as "Deutch Bank
AG")

1 **PROOF OF SERVICE**
2 **Wieland v. GMAC Mortgage, LLC**
3 **GC048550**

4 At the time of service, I was over 18 years of age and not a party to this action. I am
5 employed in the County of Orange, State of California. My business address is The Atrium,
6 19100 Von Karman Avenue, Suite 700, Irvine, CA 92612.

7 On February 13, 2013, I served true copies of the following document(s): [PROPOSED]
8 **JUDGMENT OF DISMISSAL WITH PREJUDICE FOR DEFENDANTS MORTGAGE**
9 **ELECTRONIC REGISTRATION SYSTEMS, INC., HSBC BANK USA NATIONAL**
10 **ASSOCIATION; AND DEUTSCHE BANK AG** on the interested parties in this action as
11 follows:

12 **SEE ATTACHED SERVICE LIST**

13 **BY MAIL:** I enclosed the document(s) in a sealed envelope or package addressed to the
14 persons at the addresses listed in the Service List and placed the envelope for collection
15 and mailing, following our ordinary business practices. I am readily familiar with
16 Severson & Werson's practice for collecting and processing correspondence for mailing.
17 On the same day that the correspondence is placed for collection and mailing, it is
18 deposited in the ordinary course of business with the United States Postal Service, in a
19 sealed envelope with postage fully prepaid.

20 **BY CERTIFIED MAIL - RETURN RECEIPT REQUESTED:** I enclosed the
21 document(s) in a sealed envelope or package addressed to the persons at the addresses
22 listed in the Service List and placed the envelope for collection and mailing via Certified
23 Mail, Return Receipt Requested, following our ordinary business practices. I am readily
24 familiar with Severson & Werson's practice for collecting and processing correspondence
25 for mailing. On the same day that the correspondence is placed for collection and mailing,
26 it is deposited in the ordinary course of business with the United States Postal Service, in a
27 sealed envelope with postage fully prepaid.

28 **BY FEDEX:** I enclosed said document(s) in an envelope or package provided by FedEx
29 and addressed to the persons at the addresses listed in the Service List. I placed the
30 envelope or package for collection and overnight delivery at an office or a regularly
31 utilized drop box of FedEx or delivered such document(s) to a courier or driver authorized
32 by FedEx to receive documents.

33 I declare under penalty of perjury under the laws of the State of California that the
34 foregoing is true and correct.

35 Executed on February 13, 2013, at Irvine, California.

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37 **RYAN J. BROOKS**

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SERVICE LIST
Wieland v. GMAC Mortgage, LLC
GC048550

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1
2 **PROOF OF SERVICE**
3 **Wieland v. GMAC Mortgage, LLC**
4 **GC048550**

5 At the time of service, I was over 18 years of age and not a party to this action. I am
6 employed in the County of Orange, State of California. My business address is The Atrium,
7 19100 Von Karman Avenue, Suite 700, Irvine, CA 92612.

8 On March 11, 2013, I served true copies of the following document(s): **NOTICE OF**
9 **ENTRY OF JUDGMENT OF DISMISSAL WITH PREJUDICE FOR DEFENDANTS**
10 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., HSBC BANK USA**
11 **NATIONAL ASSOCIATION; AND DEUTSCHE BANK AG** on the interested parties in this
12 action as follows:

13 **SEE ATTACHED SERVICE LIST**

14 **BY MAIL:** I enclosed the document(s) in a sealed envelope or package addressed to the
15 persons at the addresses listed in the Service List and placed the envelope for collection
16 and mailing, following our ordinary business practices. I am readily familiar with
17 Severson & Werson's practice for collecting and processing correspondence for mailing.
18 On the same day that the correspondence is placed for collection and mailing, it is
19 deposited in the ordinary course of business with the United States Postal Service, in a
20 sealed envelope with postage fully prepaid.

21 **BY FEDEX OVERNIGHT:** I enclosed said document(s) in an envelope or package
22 provided by FedEx and addressed to the persons at the addresses listed in the Service List.
23 I placed the envelope or package for collection and overnight delivery at an office or a
24 regularly utilized drop box of FedEx or delivered such document(s) to a courier or driver
25 authorized by FedEx to receive documents.

26 I declare under penalty of perjury under the laws of the State of California that the
27 foregoing is true and correct.

28 Executed on March 11, 2013, at Irvine, California.

29
30 
31 RYAN J. BROOKS

1 SERVICE LIST

2 **Wieland v. GMAC Mortgage, LLC**
3 **GC048550**

4
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